

FEE \$	10.00
TCP \$	None
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2521 Pierce SQ. FT. OF PROPOSED BLDGS/ADDITION 1900
 TAX SCHEDULE NO. 2945-032-97-002 SQ. FT. OF EXISTING BLDGS Ø
 SUBDIVISION Colonial Hghts TOTAL SQ. FT. OF EXISTING & PROPOSED 1900
 FILING 2 BLK 4 LOT 2 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction
 (1) OWNER T.P. Construction NO. OF BUILDINGS ON PARCEL
 Before: Ø After: 1 this Construction
 (1) ADDRESS P.O. Box 55063 81505 USE OF EXISTING BUILDINGS NSF
 (1) TELEPHONE 970/260-1483 DESCRIPTION OF WORK & INTENDED USE New
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS GAME Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-5 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions Ltr from Lic eng required
 CENSUS B TRAFFIC _____ ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

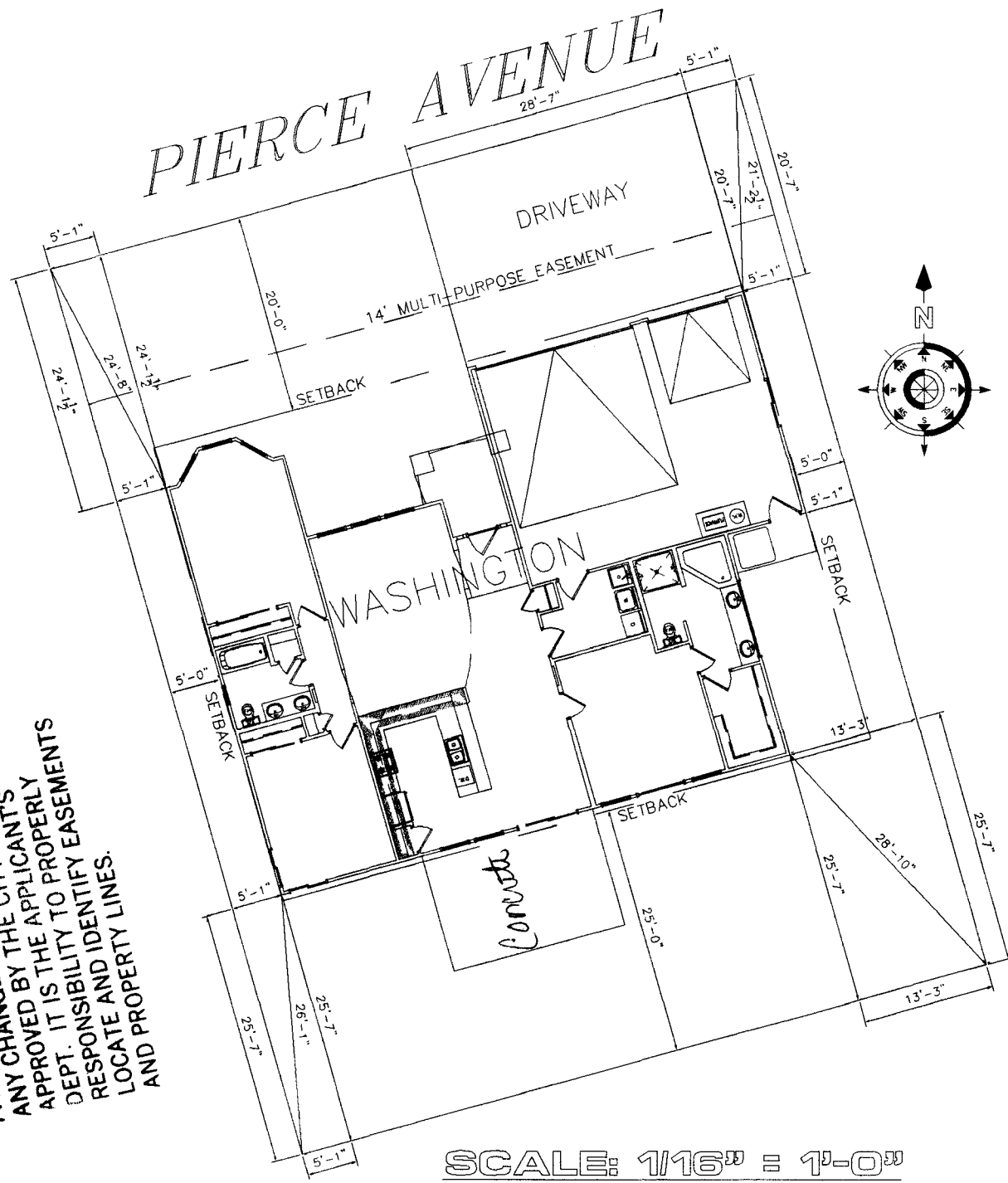
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 9-9-04
 Department Approval HA C. Jay Hall Date 9/23/04

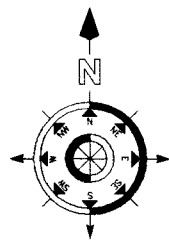
Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>17625</u>
Utility Accounting	<u>Overholt</u>	Date	<u>9/23/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

PIERCE AVENUE



*divine
or
m
9/14/04*



NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	COLONIAL HEIGHTS
FILING #	2
LOT NUMBER	2
BLOCK NUMBER	4
STREET ADDRESS	2521 PIERCE AVENUE
COUNTY	MESA
HOUSE SQ. FT.	1671 SF
LOT SIZE	6540 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 25'

9/23/04
Have had
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE: 1/16" = 1'-0"